



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, JUNE 27, 2012
12:00 PM
FRANCISQUITO VILLAS
14622 FRANCISQUITO AVENUE
LA PUENTE, CA 91746
(626) 960-7207**

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1. Call to Order

2. Roll Call

**Henry Porter Jr., Chair
Val Lerch, Vice Chair
Hope Boonshaft
Alma Cibrian
Zella Knight**

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of May 23, 2012

4. Report of the Executive Director

5. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.



Regular Agenda

6. Award a Construction Contract to Torres Construction Corp. for Parking Lot and Adjacent Sidewalks Modernization at the Carmelitos Public Housing Development in the City of Long Beach (Fourth District)

Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with Torres Construction Corp., the lowest bidder qualified as a Section 3 Business Concern, in the amount of \$1,440,790, to complete the modernization of thirteen parking lots and adjacent sidewalks at the Carmelitos public housing development, using Capital Fund Program (CFP) funds included in the Housing Authority's approved Fiscal Year 2012-2013 budget; authorize the Executive Director or his designee, if necessary, to terminate the contractor's right to proceed or to terminate the Contract if necessary; authorize the Executive Director or his designee to approve Contract change orders not to exceed \$288,158 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel; find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project. (APPROVE)

7. Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 890-7424, or by e-mail at donna.delvalle@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, May 23, 2012

The meeting was convened at CDC Headquarters, 2 S. Coral Circle, Monterey Park, CA 91755.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Henry Porter at 2:09 p.m.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
Henry Porter, Chair	X	
Val Lerch, Vice Chair	X	
Zella Knight	X	
Hope Boonshaft		X
Alma Cibrian	X	

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Emilio Salas, Deputy Executive Director
Maria Badrakhn, Director, Housing Management
Margarita Lares, Director, Assisted Housing
Harold Pierce, Director, Administrative Services

GUESTS PRESENT:

No guest present

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Knight, seconded by Commissioner Lerch, the Minutes of the Regular Meeting of April 18, 2012 were approved.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director Emilio Salas reported the following:

Emilio Salas informed the Commissioners that HACoLA had (2) staff members attend NAHRO conferences in the month of May. We found that HACoLA is already implementing the newly discussed practices within our organization and we are proud of our accomplishments

Emilio Salas stated that we are tentatively scheduled for a BiPartisan Policy Commission meeting for October 1st, 2012. The purpose of this forum is to obtain feedback on affordable housing solutions. The panel consists of past HUD officials, Senators and highly ranked officials. The meeting will be held in roundtable forums. More information will be provided as the date approaches.

Agenda Item No. 5 - Public Comments

None at this time.

Regular Agenda

On Motion by Commissioner Knight seconded by Commissioner Lerch and unanimously carried, the following was approved by the Housing Commission:

AWARD CONTRACT TO PROVIDE LANDSCAPE SERVICES (ALL DISTRICTS)

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute, and if necessary, amend or terminate a one-year Landscape Service contract with BMC Landscape Management, Inc., using up to \$738,114 in program funds included in the Housing Authority's Fiscal Year 2012-2013 approved budget, to be effective following approval as to form by County Counsel and execution by all parties.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve change orders not to exceed \$147,622 to cover unforeseen costs, using the same source of funds.

3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to extend the time of performance for up to two additional years, in one-year increments, at the same annual cost and with the same 20% contingency each year, using program funds to be approved through the annual budget process.
4. Recommend that the Board of Commissioners find that the approval of a contract for landscape services is exempt from the provisions of the California Environmental Quality Act (CEQA) because the activities will not have the potential for causing a significant effect on the environment.

On Motion by Commissioner Knight seconded by Commissioner Lerch and unanimously carried, the following was approved by the Housing Commission:

**AWARD A CONSTRUCTION CONTRACT FOR THE FOOTHILL VILLA SENIOR
PUBLIC HOUSING DEVELOPMENT KITCHEN AND BATHROOM
REHABILITATION PROJECT
(DISTRICT 5)**

1. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with C.A.S. General Contractor, the lowest responsive and responsible bidder, in the amount of \$658,382, to complete the rehabilitation of kitchens and bathrooms including all accessories and associated work at the Foothill Villa senior public housing development, using funds to be incorporated into the Housing Authority's approved Fiscal Year 2011-2012 budget.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to terminate the contractor's right to proceed with the performance of the Contract or terminate the Contract.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$131,676 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.
4. Recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$790,058 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) into the Housing Authority's approved Fiscal Year 2011-2012 budget for the purposes described above.

5. Recommend that the Board of Commissioners find that the approval of the Contract and the project for kitchen and bathroom rehabilitation and associated work at the Foothill Villa senior public housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

On Motion by Commissioner Knight seconded by Commissioner Cibrian and unanimously carried, the following was approved by the Housing Commission:

**AWARD A CONSTRUCTION CONTRACT TO CALIFORNIA AVERLAND
CONSTRUCTION INC. FOR SITE AND BUILDING IMPROVEMENTS AT THE
ORCHARD ARMS SENIOR PUBLIC HOUSING DEVELOPMENT
(DISTRICT 5)**

1. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with California Averland Construction Inc, the lowest responsive and responsible bidder, in the amount of \$922,490 to complete site and building improvements including all accessories and associated work at the Orchard Arms senior public housing development, using funds included in the Housing Authority's approved Fiscal Year 2011-2012 budget.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to terminate the contractor's right to proceed with the performance of the Contract or terminate the Contract.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$184,498 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.
4. Recommend that the Board of Commissioners find that the approval of the Contract and the project for roof replacement including all accessories and associated work at the Orchard Arms senior public housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

On Motion by Commissioner Knight seconded by Commissioner Cibrian and unanimously carried, the following was approved by the Housing Commission:

**APPROVE A PARTIAL SETTLEMENT AGREEMENT WITH HUD FOR
USE OF UJIMA VILLAGE REPLACEMENT RESERVES AND AWARD A
CONTRACT TO NATIONAL DEMOLITION CONTRACTORS FOR
DEMOLITION OF UJIMA VILLAGE
(DISTRICT 2)**

1. Recommend that the Board of Commissioners consider the Environmental Assessment/Mitigated Negative Declaration for the Ujima Village Demolition Project together with any comments received during the public review process, and find that the Environmental Assessment/Mitigated Negative Declaration reflects the independent judgment and analysis of the Board.
2. Recommend that the Board of Commissioners adopt the mitigation monitoring and reporting program, finding that the mitigation monitoring plan is adequately designed to ensure compliance with the mitigation measures during project implementation, and find on the basis of the whole record before the Board that there is no substantial evidence that the project will have a significant effect on the environment.
3. Recommend that the Board of Commissioners adopt the Environmental Assessment/Mitigated Negative Declaration prepared pursuant to the requirements of the California Environmental Quality Act for the demolition of the Ujima Village Apartments at 941 E. 126th Street in unincorporated Los Angeles County.
4. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute a Partial Settlement Agreement with HUD, to allow the Housing Authority to utilize approximately \$1,660,818 in Replacement Reserves to fund demolition costs for Ujima Village.
5. Recommend that the Board of Commissioners approve the use of \$1,113,953 in unspent Second Supervisorial District Community Development Block Grant (CDBG) funds, previously allocated for Ujima Village resident relocation assistance, to be used to fund Ujima Village demolition and other project-related costs.
6. Recommend that the Board of Commissioners approve the use of up to \$270,000 in unspent Second Supervisorial District discretionary funds, previously allocated for Ujima Village resident relocation assistance, to be used to fund Ujima Village demolition and other project-related costs.

7. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute, and amend as necessary, a Demolition Contract and all related documents with National Demolition Contractors, the lowest responsive and responsible bidder, in the amount of \$1,857,507 to complete abatement of lead and asbestos and demolition of Ujima Village to ground level, using Replacement Reserves and Community Development Block Grant (CDBG) funds included in the Housing Authority's approved Fiscal Year 2012-2013 budget.
8. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve change orders not to exceed \$371,501 for unforeseen project costs, using CDBG funds included in the Housing Authority's approved Fiscal Year 2012-2013 budget.
9. Recommend that the Board of Commissioners authorize the Executive Director or his designee to terminate the contractor's right to proceed or to terminate the Demolition Contract if necessary.

Agenda Item No. 8 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Cibrian thanked staff for the opportunity to be part of the CDF scholarship presentation.

Commissioner Lerch thanked staff for the opportunity to be part of the CDF scholarship presentation.

Commissioner Knight apologized to staff for late submittal of travel documentation and thanked staff for the opportunity to represent the Housing Commission at the NAHRO Legislative Conference in Washington D.C. Commissioner Knight is very honored and privileged for being given the opportunity to attend.

Commissioner Porter asked when the Board of Commissioners appoint a Housing Commissioner as a representative for their district, if the appointee is given a description of their responsibility, commitment and dedication to the Commission. Commissioner Porter stated that there have been a large turnover of Commissioners within the past 2 years and is concerned of the appointee's commitment.

Sean Rogan, Executive Director responded that the Housing Authority provides a package of information to each newly appointed Commissioner and schedules a meeting with each to go over the duties of their position.

On Motion by Commissioner Porter the Regular Meeting of May 23, 2012, was adjourned at 2:54 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", written over a horizontal line.

SEAN ROGAN

Executive Director

Secretary –Treasurer

Housing Authority - County of Los Angeles

June 27, 2012

FOR YOUR INFORMATION ONLY

TO: Housing Commissioners
FROM: Margarita Lares, Director, Assisted Housing Division
RE: **FSS PROGRAM UPDATE – MAY 2012**



The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Public Housing residents and Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

ACTIVITIES

RECRUITMENT	14	Applications Received
	9	Applications Sent
ENROLLMENTS	18	New FSS Participant
TERMINATIONS	0	FSS Terminations
MEETINGS & SPECIAL PROJECT	1	Members of the HACoLA FSS staff attended the monthly Southeast Area Social Service Funding Authority Partnership meeting
WORKSHOPS: Program Presentations MoneySmart Workshop	1	Program Presentation at SASSFA
	27	Disseminated Credit Repair Informational Packets
REFERRALS	42	Participants received job referrals from the employment network job board
	24	WorkSource Center employment workshops and job fairs
	3	DPSS for Utilities payment/rental assistance
	6	The Info-Line for assistance in locating social service
	1	Dress for Success Clothing Sale
	72	Home Ownership Program & Home Ownership Seminars (HOP program & Wells Fargo Seminar)
	1	Transportation Assistance
	3	Individual Deposit Accounts (Citibank)
GRADUATIONS	3	Pending requests for graduation

If you have any questions, please feel free to contact me at (562) 347-4837.

ML:AS:CLF:dt

FAMILY SELF-SUFFICIENCY (FSS) REPORT SUPPLEMENT

Listed below are descriptions of frequently used language in the monthly FSS Report.

1. **SASSFA**-Acronym for Southeast Area Social Services Funding Authority. They oversee all the funding for Worksource Centers, who provide job training, job placement, and skill assessment. We have a partnership with them, which in turn benefits our clients by providing services that we would not be able to provide on our own. There are about 75 Worksource Centers located in Southern California.
2. **The Employment Network Job Board** is located in the Family Self-Sufficiency department of the Assisted Housing Division located at 12131 Telegraph Road, Santa Fe Springs, CA and is a compilation of job leads, job requests and training information supplied by our various partnered agencies and is updated on a bi-weekly basis. The network board may also include referrals to other types of services, such as job fairs, resume preparation or social services. All these resources are shared with FSS participants.
3. **Emergency Transportation Assistance** refers to bus tokens issued by FSS staff to FSS participants who are having short term transportation problems. This would include those who have started a new job and need transportation assistance until they receive a pay check; those who need assistance in order to get to a job interview; those who are starting school and may not have been able to make arrangements to carpool prior to enrollment; those who have had a temporary transportation emergency, such as a automobile accident or auto break down. Part of this assistance may also include referrals to other agencies which may have bus tokens or passes available.

Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

June 27, 2012

TO: Housing Commissioners

FROM: Emilio Salas, Deputy Executive Director



SUBJECT: STATUS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R) PROGRAM, FUNDED BY THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA)

The Community Development Block Grant (CDBG) Division is closely monitoring CDBG-R sub-recipients to ensure that they spend all of their allocated funds by June 30, 2012.

We are currently pacing at an appropriate level: as of May 10, 2012, \$7,467,212.92 (92.41%) of the total \$8,080,527.14 under contract has been expended. To ensure that sub-recipients meet all of the aforementioned grant requirements, we continue to closely monitor their performance. Following are major actions taken since the last report:

- To date, 52 (80%) of the 65 projects are completed. Some of these were completed below budget, and the excess undisbursed funds were recaptured and reallocated to other existing well-performing CDBG-R activities.
- In order to fully expend the grant funds, as projects are completed and closed out, we will continue to reallocate remaining undisbursed funds to other ongoing CDBG or CDBG-R projects that can use the additional funding, and that are in full compliance with the grant requirements.
- CDBG staff is closely monitoring low-performing agencies and providing them with requisite technical assistance to ensure that they adhere to their required corrective actions which include: (a) submittal of any delinquent reimbursement requests; and (b) adherence to the project implementation and expenditure target dates stated in their action plans.


TG:AC:ec

H://TG/ARRA/ARRA Status Report For CDBG-R (As of June 2012)

June 27, 2012

TO: Housing Commissioners

FROM: Emilio Salas, Deputy Executive Director



SUBJECT: STATUS OF THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA) HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)

The Homelessness Prevention and Rapid Re-Housing Program (HPRP) is a collaborative effort among the Community Development Commission-Community Development Block Grant Division (CDC-CDBG), the County's Chief Executive Office, implementing County Departments, local Non-Profit Organizations, and the Los Angeles Homeless Services Authority (LAHSA).

Actions since the last report include the following:

- As of June 8, 2012, \$12,136,984.02 (99.51%) of the \$12,197,108.00 budget has been expended.
- The monthly partner meeting was held on June 12, 2012. At this meeting, the working group discussed submitting the HPRP for the County's Quality and Productivity Award consideration.
- As of May 31, 2012, 1,875 households have been served.
- Recovered uncommitted funds totaling \$40,915 and reallocated them to other HPRP projects administered by the Department of Consumer Affairs, LAHSA, and CDC-Economic and Housing Development Division (CDC-EHD).
- CDC-CDBG division staff is coordinating with HPRP Partner Agencies and CDC-EHD division staff to compile photos and highlights of Program accomplishments to develop an executive summary report for placement on the Los Angeles Housing Resource Center website.

TG:AC:ec

H://TG/ARRA/ARRA Status Report For HPRP (As of June 2012)

FOR YOUR INFORMATION ONLY

**COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES
FEDERAL FISCAL YEAR 2013 FUNDING LEVELS FOR
PROGRAMS OF COUNTY INTEREST
(in millions)**

PROGRAMS	HR 2112 2012	President 2013	Senate Apps Comm. 2013	House Draft 06/06/12
<u>Commerce</u>				
Economic Development Assistance	\$220	\$182		
<u>Housing and Urban Development</u>				
Community Development Block Grant (CDBG) ¹	\$2,948	\$2,948	\$3,100	\$3,3
Administrative Funding	20%	20%	Unk	20%
Sustainable Communities	\$0	\$100	\$50	Unk
Section 8 Tenant-Based Rental Assistance ²	\$17,242	\$17,237	\$17,500	\$17,238
Section 8 Administrative Fees ³	\$1,350	\$1,575	\$1,580	\$1,575
Family Self-Sufficiency	\$60	\$60	\$60	\$60
Section 8 Project-Based Rental Assistance	\$9,339	\$8,700	\$9,800	\$8,700
Public Housing Operating Fund	\$3,961	\$4,524	\$4,600	\$4,524
Public Housing Capital Fund	\$1,875	\$2,070	\$1,985 ⁵	\$1,985
Homeless Assistance Grants ⁴	\$1,901	\$2,231	\$2,150	\$2,000
HOME Investment Partnerships Formula Grant	\$1,000	\$1,000	\$1,000	\$1,200
Choice Neighborhoods	\$120	\$150	\$120	\$0
Brownfields Redevelopment	\$0	\$0	Unk	Unk
Section 108	\$6	\$0	Unk	\$6
Project Rebuild	\$0	\$15,000	Unk	Unk

¹ This dollar amount is for CDBG formula grants only.

² This dollar amount is for Section 8 Tenant-Based Rental Assistance contract renewals only.

³ These administrative fees are for the Section 8 Tenant-Based Rental Assistance program.

⁴ The dollar amount for Homeless Assistance Grants includes Emergency Shelter Grant formula funding.

⁵ Previous draft dated April 19, 2012, noted a funding level of \$1,990.

Community Development Commission

FOR YOUR INFORMATION ONLY

May 31, 2012

TO: Each Supervisor

FROM: Sean Rogan, Executive Director



SUBJECT: UPDATE ON THE PURSUIT AND IMPLEMENTATION OF FUNDING MADE AVAILABLE IN H.R. 1, THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) OF 2009

On March 31, 2009, the Board of Supervisors (Board) requested that the Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) report on the efforts to apply for, or take the necessary steps to accept, each category of funding contained within ARRA that the CDC/HACoLA is eligible to receive, either by formula or by competitive grant application. In all, the CDC/HACoLA was awarded \$33,603,148 of the \$114,312,431 applied for.

Funding Awarded

PUBLIC HOUSING CAPITAL FUND (CF)

Funding Amount: \$7,401,512 (by formula)

Award of Funds: On March 31, 2009, the Board of Commissioners approved a motion to accept the grant funds, and funding became available to the HACoLA on May 14, 2009.

Use of Funds: The funds are being used for security improvements, energy efficiency work measures, preventive maintenance, and general improvements at 12 public housing developments comprised of 2,500 public housing units. As a direct result of CF formula activities, the HACoLA has reported a total of 73 full-time equivalent jobs (that were created or retained) through the 4th Quarter of Program Year (PY) 2010-2011 to FederalReporting.gov.

Expenditure Levels: As first reported on August 31, 2011, all funds have been expended.

Provisions: The HACoLA must obligate 100% of the funds within 1 year, expend 60% of the funds in 2 years, and complete 100% of the fund expenditures in 3 years. The HACoLA has met the mandatory obligation deadline and has expended 100% of the grant.

Funding Amount: \$5,924,000 (Applied for \$22,399,000 by competition.)

Award of Funds: On June 22, 2009, the HACoLA applied for \$16,475,000 in funding for improvements addressing the needs of the elderly and/or people with disabilities and public housing transformation. Additionally, on July 21, 2009, the HACoLA applied for \$5,924,000 in funding for energy efficient/green community projects.

Use of Funds: The HACoLA was only awarded funding in the 'Creation of an Energy Efficient Green Community' category in the amount of \$5,924,000. Funds were granted on September 29, 2009, and are being used at the Nueva Maravilla housing development to reduce energy costs, generate resident and HACoLA energy savings, and reduce greenhouse gas emissions attributable to energy consumption. A total of 28 full-time

equivalent jobs were created or retained through the 2nd Quarter of PY 2011-2012 and have been reported to FederalReporting.gov.

Expenditure Levels: On December 1, 2009, the Board approved the acceptance of the funds. As of May 21, 2012, HACoLA had expended \$5,214,165 of the \$5,924,000 obligated.

Provisions: The HACoLA must obligate 100% of the funds within 1 year of the date in which funds become available for contracts. The U.S. Department of Housing and Urban Development (HUD) requires the HACoLA to use at least 60% of the funds within 2 years and 100% of the funds within 3 years. The HACoLA has met the mandatory obligation deadline.

COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R)

Funding Amount: \$8,080,528 (by formula)

Award of Funds: The CDC submitted an amendment to the CDBG PY 2008 Action Plan (as required by ARRA) on June 5, 2009, after receiving approval from the Board on June 2, 2009. The CDC received the CDBG-R Grant Agreements on August 26, 2009.

Use of Funds: The CDC worked with the agencies affected by CDBG/ARRA regulations and submitted a final list of projects for approval to HUD on August 13, 2009, and the Board on August 18, 2009. Both HUD and the Board approved the list for the CDC's CDBG-R Program. Project activities include public improvements, housing rehabilitation, economic development, public services, and administration. These activities are expected to assist approximately 2,000 businesses, rehabilitate approximately 500 housing units, improve 17 public facilities, and provide activities benefiting approximately 2,000,000 people.

As previously reported, during the 3rd Quarter of Fiscal Year (FY) 2011-2012, the rehabilitation of 78 housing units was completed, two businesses serving an area with 43,594 residents benefited from economic development grants, improvements were completed to a public facility providing public services in a service area with 1,868,416 residents, and a public service project provided job training for 2 individuals. All of these programs serve communities that are predominantly low- to moderate-income. Activities for the CDBG-R Program have begun to wind down since all contracts with participating agencies will end on June 30, 2012. Originally, 65 projects were funded under the CDBG-R program. Many of the projects have been successfully completed and closed out. Currently, we have 17 projects that are still active. Staff have also redistributed recovered funds from projects that closed out or that are slow moving, to a project that should be able to expend the funds by July 30, 2012. Since the inception of the program, a total of 1,549 jobs have been created or retained, which corresponds to 148.29 full-time equivalent positions.

The CDC has recaptured and reallocated funds for lack of expenditure or progress on projects. Funds were reprogrammed into existing CDBG-R activities that were in need of additional funding.

Expenditure Levels: As of May 23, 2012, the CDC had expended \$7,384,285 or 91.68% of the total funding. The percent is slightly lower than what was reported last month (91.95%) due to funds being returned.

Provisions: The CDC must use all CDBG-R funds by September 30, 2012.

HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)

Funding Amount: \$12,197,108 (by formula)

Award of Funds: The CDC submitted a completed application to HUD on May 18, 2009, which was subsequently approved the following June. Trainings on reporting, program monitoring, and general implementation were held for the applicable County Departments on August 19, 2009, and the CDC received the HPRP Grant Agreements on August 20, 2009.

Use of Funds: Implementation of HPRP began on October 1, 2009; and the Departments of Public Social Services, Consumer Affairs, Community and Senior Services, and the Los Angeles Homeless Services Authority (LAHSA) have been working collaboratively to deliver assistance to those in need. In addition, Neighborhood Legal Services began offering legal assistance and representation to persons and families with unlawful detainers on November 1, 2009. On August 31, 2010, the Board of Commissioners gave approval for 3 non-profit organizations (People Assisting the Homeless, Volunteers of America, and Union Station Homeless Services) to receive funding to provide HPRP services, and added 19 previously unserved cities that did not receive Federal or State HPRP funds within the County.

As we reported last month, a total unduplicated count of 140 persons and 90 households received Housing Relocation and Stabilization Services and Financial Assistance during the 3rd Quarter of PY 2011-2012. During this period, a total unduplicated count of 29 persons left the program and all of the individuals moved to permanent destinations. Of the 29 individuals, 1 person leaving the program is moving to a rental unit that is subsidized, and another person is moving to a rental unit with a non-Veteran's Affairs Supportive Housing subsidy. The remainder of the individuals moved to rentals with no housing subsidy. The number of clients leaving the program is fewer now, since the County has been concentrating its efforts on ramping down services. Final quarterly performance reports for this program are due June 15, 2012.

The County's online Pre-Screening Tool (located at <http://housing.lacounty.gov/>) was closed to the public last fall, and the Los Angeles County Housing Resource Center website is now providing links to other resources available for those still seeking HPRP assistance. Targeted technical assistance in data quality review continues to be the focus for County partners on the Homeless Management Information System reporting, in preparation of final annual reporting requirements.

The HPRP workgroup continues to meet monthly to communicate concerns, provide updates, and to discuss closeout procedures for the program. At this time, only one (1) County Department, and the Los Angeles Homeless Services Authority, have program activity, and we are down to four (4) open projects. The community-based organizations, whose contracts ended on December 31, 2011, have completed final performance reporting, which was due March 16, 2012, and are now implementing closeout procedures.

Since the inception of the program, a total of 1,343 jobs have been created or retained, which corresponds to 242.79 full-time equivalent positions.

Expenditure Levels: As of May 23, 2012, the CDC had expended \$12,039,193, or 98.71%, of the total funding. We met the 60% expenditure requirement 2 months in advance of the August 18, 2011, deadline.

Provisions: HUD requires that 60% of the funds be used by August 18, 2011, and 100% by August 18, 2012.

Unsuccessful Grant Applications

GREEN RETROFIT PROGRAM FOR MULTIFAMILY HOUSING

Funding Amount: Applied for \$2,260,000 by competition.

Award of Funds: The HACoLA submitted applications for the Kings Road and Lancaster Homes Housing Developments on June 15, 2009. The HACoLA did not receive this grant.

Use of Funds: Had the HACoLA been awarded, the funds would have been used for the modernization and rehabilitation of the Kings Road and Lancaster Homes developments.

JUVENILE JUSTICE AND CRIME PREVENTION ACT PROGRAM (JJCPA)/EDWARD BYRNE MEMORIAL COMPETITIVE GRANT PROGRAM

Funding Amount: Applied for \$974,283 by competition.

Award of Funds: The CDC submitted an application on April 27, 2009. The CDC did not receive this grant.

Use of Funds: Had the CDC been awarded, the funds would have been used to support existing JJCPA programs.

NEIGHBORHOOD STABILIZATION PROGRAM 2 (NSP2)

Funding Amount: Applied for \$61,000,000 by competition.

Use of Funds: Had the CDC been awarded, the funds would have been used to supplement the NSP1 program, which includes the HERO program and Rental Infill Sites activities for tenants below 50% of the area median income (AMI).

If you have any questions, please contact me at (323) 890-7400, or Terry Gonzalez, Director, CDBG Division, at (323) 890-7150.

SR\TG\EV\nm
H:\EV\ARRA Memos - Elisa\May 2012.doc

Attachment

- c: Each Deputy
Brence Culp, Chief Deputy Chief Executive Officer, Chief Executive Office
Ellen Sandt, Deputy Chief Executive Officer, Chief Executive Office
David Seidenfeld, Manager, Chief Executive Office
Sachi A. Hamai, Executive Officer/Clerk Board of Supervisors
Lisa Rizzo, Principal Analyst, Chief Executive Office
Scott Wiles, Special Assistant, Chief Executive Office
Libby Boyce, Homeless Services Coordinator, Chief Executive Office

The CDC/HACoLA
American Recovery and Reinvestment Act of 2009 (ARRA) Final Award Amounts

	ARRA GRANT OPPORTUNITY	FUNDING AGENCY	FORMULA AMOUNT/ \$ APPLIED FOR	AMOUNT AWARDED	GRANT AGREEMENT*
1	Capital Fund (formula)	HUD	\$7,401,512	\$7,401,512	Yes
2	Capital Fund (competitive) - Disabilities Category	HUD	\$9,235,000	Did Not Receive	No
3	Capital Fund (competitive) - PH Transformation	HUD	\$7,240,000	Did Not Receive	No
4	Capital Fund (competitive) - Green Technology	HUD	\$5,924,000	\$5,924,000	Yes
5	Community Development Block Grant - Recovery	HUD	\$8,080,528	\$8,080,528	Yes
6	Neighborhood Stabilization Program 2	HUD	\$61,000,000	Did Not Receive	No
7	Homeless Prevention and Rapid Re-Housing Program	HUD	\$12,197,108	\$12,197,108	Yes
8	Green Retrofit Program for Multifamily Housing	HUD	\$2,260,000	Did Not Receive	No
9	Edward Byrne Memorial Competitive Grant	DOJ	\$974,283	Did Not Receive	No
Total Awarded Under ARRA			\$33,603,148		

**Grant Agreement Received – Funds available for drawdown at U.S. Treasury.*

Donna Del Valle

From: Elisa Vasquez
Sent: Monday, June 04, 2012 9:52 AM
To: Directors/Managers
Cc: Blair Babcock; Daniel Rofoli; Debra Solis; Elisa Vasquez; Geoffrey Siebens; Georganne Colvin; Gloria Ramirez; Grace Thamawatanakul; Jacqueline Rodarte; Jose Pilpa; Lynna Ochoa; Marisela Ocampo; Meiwen Fang; Nicholas Teske; Pat Case; Ray Gomez; Raymond Webster; Robin Pointer; Samantha Harrison; Susan Lawi-Ayad
Subject: Legislative Update
Categories: Red Category

Hello,

Below please find an update on State and Federal legislative activity of interest to the CDC.

State Budget

Governor Brown spoke before the California State Association of Counties last week and reiterated that he isn't backing down from his call for \$8 billion in spending cuts, despite public push-back from Democratic legislative leaders. "The big battle will be on how much is ongoing and how much is not ongoing, so you have to do something similar next year and the year after that. But we're going to get \$8 billion in cuts." Democratic legislators have vowed to try to "buy out" some of those cuts with other solutions, such as dipping into the State's reserves. Legislators face a June 15th deadline to pass a budget.

State Legislation

Friday, June 1st, was the deadline for the California Legislature to pass measures out of their house of origin. Both houses were tied up last week with floor sessions to discuss matters at hand. The Senate worked its way through approximately 160 bills, while the Assembly had about 225 on its plate. Below are a few bills IGR tracked:

SB 986 - This bill died in the Senate at the hands of its own author who was concerned with the fact that the bill had been severely amended in Appropriations, so much so that he felt it lost its original intent to allow successor agencies to keep bond proceeds of former redevelopment agencies and to enter into new enforceable obligations funded by bond proceeds. Because the CDC, as the former Redevelopment Agency for the County, did not issue tax allocation bonds, the majority of the provisions included in SB 986 would not have had a significant impact. Our position on the bill was neutral while the County was opposed to it.

SB 1151 & SB 1156 - These bills passed out of the Senate on a vote of 22-15 and 21-15. The bills would create a sustainable financing plan for continued economic development and housing activities, and establish a long-term asset management plan for former Redevelopment Agency assets. The CDC submitted a support position on both bills to the CEO, but they have yet to recommend an official position to the Board, as there is fear that there may not be sufficient policy to recommend either a support or oppose position (policies may not exist that address the broad subject areas included in the bills). IGR will continue to pursue a support position and monitor the bills as they travel through the Assembly.

SB 1220 - The bill failed to secure the 27 votes needed to pass a tax-related bill out of the Senate, and died with a vote of 25-13. The CDC had requested a support position as the bill that would establish a permanent funding source for affordable housing. While we've seen disappointment expressed from various affordable housing advocacy groups on the bill's demise, they are already turning their attention to continuing the campaign next

year. This is due in large part to the fact that every Democrat voted in favor of the bill, and at least two of the dissenting Senators felt compelled to stand and explain their “no” vote.

State Elections

The June 5th primary is the first statewide election conducted under California's Top Two Candidates Open Primary Act, which applies to legislative and congressional contests, but not candidates running for U.S. president, county central committees and local offices. All candidates for a legislative or congressional office will be listed on one ballot and any voter may vote for any one candidate, regardless of party preference. The two candidates in each contest who get the most votes, regardless of party affiliation, will advance to a November runoff.

Federal Budget

The House Appropriations Subcommittee overseeing T-HUD is scheduled to mark-up their own version of the 2013 T-HUD budget this week. The Senate's own T-HUD subcommittee has already moved their bill forward and that bill currently awaits action by the full Senate. The Subcommittee will be under significant pressure to preserve and support critical programs with fewer dollars available to work with than their Senate colleagues so we fully expect a bumpy road in the House. IGR intends to advocate for the importance of maintaining level funding for our programs by communicating to House appropriators in advance of their deliberations this week.

We'll keep monitoring and report on these and other legislative matters of impact to the CDC.

Elisa

Elisa E. Vásquez, Manager
Intergovernmental Relations/Public Information
Community Development Commission/
Housing Authority of the County of Los Angeles
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**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

June 27, 2012

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**AWARD A CONSTRUCTION CONTRACT TO TORRES CONSTRUCTION CORP.
FOR PARKING LOT AND ADJACENT SIDEWALKS MODERNIZATION AT THE
CARMELITOS PUBLIC HOUSING DEVELOPMENT IN THE CITY OF LONG BEACH
(DISTRICT 4)**

SUBJECT

This letter recommends award of a Construction Contract (Contract) to Torres Construction Corp., to complete the modernization of thirteen parking lots and adjacent sidewalks at the Carmelitos public housing development in the City of Long Beach.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with Torres Construction Corp., the lowest bidder qualified as a Section 3 Business Concern, in the amount of \$1,440,790, to complete the modernization of thirteen parking lots and adjacent sidewalks at the Carmelitos public housing development, using Capital Fund Program (CFP) funds included in the Housing Authority's approved Fiscal Year 2012-2013 budget.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee, if necessary, to terminate the contractor's right to proceed or to terminate the Contract.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$288,158 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.



4. Recommend that the Board of Commissioners find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to award a Contract for the modernization of thirteen parking lots and adjacent sidewalks at the 713-unit Carmelitos public housing development, and to find that the project is exempt from CEQA.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Housing Authority will fund the improvements with up to \$1,440,790 in CFP funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2012-2013 budget.

A 20% contingency, in the amount of \$288,158, is being set aside for unforeseen costs using the same source of funds. This contingency is recommended because the modernization of parking lots and adjacent sidewalks often involves unforeseen conditions that extend further than initially identified in the original scope of work.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The scope of work under the Contract includes the modernization of thirteen parking lots, Americans with Disabilities Act code-compliant adjacent sidewalks, all accessories and associated work at the Carmelitos public housing development. The thirteen parking lots and adjacent sidewalks will be completely replaced with asphalt concrete (AC) pavement.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, Torres Construction Corp. will comply with Section 3 of the Housing and Community Development Act of 1968 (12 U.S.C. 1701u) (Section 3), as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

CONTRACTING PROCESS

Because this project is funded with CFP funds allocated by HUD, the Housing Authority must abide by HUD regulations in the selection of the most qualified bidder. According to 24 Code of Federal Regulations Part 135, the Housing Authority is mandated to select the bidder that is currently a Section 3 Business Concern and whose bid is less than 4% more than that of the lowest responsible bidder. A bidder is considered a Section 3 Business Concern if at least 30% of its full-time employees are currently low- and very low-income persons, particularly persons who are recipients of HUD housing assistance.

On May 5, 2012, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject property. Invitations for Bids were electronically sent to all 395 Class A and B licensed contractors identified from the Housing Authority's vendor list. Advertisements also appeared in the Los Angeles Times newspaper and on the County WebVen and Housing Authority websites.

On May 29, 2012, seven bids were received and formally opened. The lowest bidder, MTM Construction, Inc., withdrew its bid due to an error in calculating its base bid amount. Of the remaining bidders, the lowest bidder, Cal City Construction Inc., submitted a responsive bid, but is not a qualified Section 3 Business Concern. The second lowest responsive, responsible bidder, Torres Construction Corp., is a Section 3 Business Concern, and is therefore eligible to receive a bid preference. Additionally, Torres Construction's bid is within the zone of consideration, as outlined in 24 CFR Part 135 and in the bid documents, because it is less than 4% more than the second lowest bid submitted by Cal City Construction. Accordingly, Torres Construction is recommended for the Contract award.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a) (3)(ii), this project is excluded from the National Environmental Policy Act because it involves activities that will not alter existing environmental conditions. It is categorically exempt from the provisions of CEQA. The project, modernization of thirteen parking lots and adjacent sidewalks, including all accessories and associated work, is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

Honorable Housing Commissioners
June 27, 2012
Page 4

IMPACT ON CURRENT PROJECT

The award of the Contract will address health and safety issues at the Carmelitos public housing development and provide residents with modernized parking lots and Americans with Disabilities Act code-compliant sidewalks.

Respectfully submitted,



for SEAN ROGAN
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities Carmelitos Public Housing Development Parking Lots and Adjacent Sidewalks Modernization

On May 5, 2012, the following outreach was initiated to identify a contractor for the modernization of thirteen parking lots and adjacent sidewalks including all accessories and associated work at the Carmelitos public housing development located at 1000 Via Wanda, Long Beach, CA 90805.

A. Newspaper Advertising

Announcements appeared in the following local newspaper:

Los Angeles Times

An announcement was also posted on the County WebVen and Housing Authority websites

B. Distribution of Bid Packages

The Housing Authority's vendor list was used to email Invitations for Bids to 395 Class A and B licensed contractors. As a result of the outreach, thirty-six bid packages were downloaded from the Housing Authority website.

C. Pre-Bid Conference and Site Walk

On May 15, 2012, a mandatory pre-bid conference and site walk was conducted. Nineteen contractors were in attendance.

D. Bid Results

On May 29, 2012, a total of seven bids were received and publicly opened. The bid result was as follows:

<u>Engineers' Estimate</u>	\$1,402,000
----------------------------	-------------

<u>Company</u>	<u>Bid Amount</u>
MTM Construction Inc.	\$1,237,339
Cal-City Construction	\$1,399,000
Torres Construction Corp.	\$1,440,790
M.L. Construction	\$1,450,034
Access Pacific Inc.	\$1,591,564
Western Group Inc.	\$1,726,468
C.A.S. General Contractor	\$1,738,373

E. Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Torres Construction Corp	Minority	Total: 5 2 Minorities 1 Woman 40% Minorities 20% Women

F. Minority/Female Participation – Contractors Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Cal-City Construction, Inc.	Non-Minority	Total: 6 4 Minorities 2 Women 66% Minorities 33% Women
M.L. Construction	Non-Minority	Total: 3 3 Minorities 0 Women 100% Minorities 0% Women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: Carmelitos Public Housing Development Parking Lots and Sidewalks Modernization
Location: 1000 Via Wanda, Long Beach, CA 90805
Bid Number: CDC12-034
Bid Date: May 29, 2012
Contractor: Torres Construction Corp.
Services: Includes replacement and modernization of thirteen parking lots and adjacent sidewalks, including all accessories and associated work.

Contract Documents: Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, Other Statements of Bidder; and all Addenda to the Contract Documents.

Time of Commencement and Completion: The work to be performed under this Contract shall commence within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within **One Hundred Twenty (120)** calendar days following the required commencement date.

Liquidated Damages: In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Five Hundred Dollars and Zero Cents (\$500.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **One Million Four Hundred and Forty Thousand Seven Hundred Ninety Dollars (\$1,440,790)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: **\$288,158**

Carmelitos Parking Lots and Sidewalks



(1) Seniors main entry does not meet current ADA requirements for pedestrian cross walk markings



(2) This is one of the Parking Lots on the family side where the asphalt is severely deteriorated. It will be replaced with new asphalt concrete

Carmelitos Parking Lots and Sidewalks



(3) Childcare Center parking lot shows severe erosion. New asphalt concrete paving parking area with proper markings and ADA signs are part of the project.



(4) New four feet sidewalks will be included. Notice that existing asphalt is level with sidewalk due to several paving applications on top of previous layers of asphalt. Project will correct this to meet current Code